

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

March 24, 2008

The Wethersfield Zoning Board of Appeals held a public hearing on March 24, 2008 at 7:00 PM in the Police Department Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Morris R. Borea, Chairman
Bruce T. Bockstael
George McKee
Matthias DeAngelo
Frank Dellaripa, Alternate
Daniel M. Logan, Alternate

ABSENT: Thomas J. Vaughan, Jr., Vice Chairman
Shelia Hennessey, Alternate

Also Present: Brian O'Connor, Chief Building Official
Steven Lattarulo, Building Official

Chairman Borea opened the meeting at 7:00PM. Before the meeting started, the public was welcomed to speak regarding anything except specific cases in the past or on the night's agenda. There was no one present who wished to speak.

APPLICATION NO. 5997-08 Carol Goodman seeking a variance to construct an accessible outdoor lift forward of the building line at 99 Prospect Street, north side, A Residence Zone (§3.7).

Joe Pierz, Architect, 115 Garden Street, Wethersfield, CT appeared before the Board on behalf of Carol Goodman. He stated that he is a consultant for the State of Connecticut, Bureau of Rehabilitation. He stated that it is the Bureau's intent to try and keep their clients in their homes and community whenever possible. Therefore, he is seeking a variance to construct an accessible outdoor lift forward of the building line. He explained that Mrs. Goodman has a daughter in her late 30's that has a spinal injury. He stated that this lift would in fact help this client stay in her home.

Mr. Pierz explained that technically this property is a corner lot. He stated that they looked at different scenarios for accessibility to the home

; however, there were issues with each one. He stated that the van is too big to fit in the garage so they could not access the house that way. He stated that if they were to go around to the back of their home, it would be too difficult to maneuver the van around the back as it would have to be backed in. The only scenario that worked was the lift. He stated that this lift would be accessible by coming around to the side street to a driveway where a 3' x 5' lift would be put in to gain access to the home. He added that this lift can

be removed.

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Chairman Borea questioned if a variance is needed for the new driveway. Mr. O'Connor stated that a variance is not needed; however, they need to go to the Engineering Department for the street cut. Chairman Borea questioned how much of a variance is needed. Mr. O'Connor stated that approximately a 4' side yard variance is needed.

Commissioner Bockstael questioned if the lift itself is weatherproofed. Mr. Pierz stated it is to the extent that it is a piece of metal equipment. He stated that it needs to be shoveled, maintained, etc.

Chairman Borea questioned if a tarp could be put over the lift. Mr. Pierz stated that it can.

Commissioner Bockstael stated that his only concern is that a ramp would last longer than the lift. Mr. Pierz stated that it would, however, the ramp is much more costly.

Chairman Borea stated that a ramp would also need a variance and would be more intrusive.

Commissioner Dellaripa questioned why the driveway would not need a variance. Mr. O'Connor stated that only the curb cut needs to go before Engineering, adding that it does not require a variance to have two driveways.

There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

The following audience member wished to speak in order to get more information on this application:

1. Mr. Sylvester, 15 Harris Hill Road, Wethersfield, CT –stated that he owns the first house on Harris Hill Road, however, his mother lives in the home. He stated that he just wants to review the plans because he was concerned about where the snow would be plowed in the winter. He looked over the plans, and stated that after seeing the plans he has no objection to this application.

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Chairman Borea

Commissioner Bockstael

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DECISIONS FROM PUBLIC HEARING

Voting Members: Morris R. Borea, Bruce T. Bockstael, George McKee, Matthias DeAngelo, and Frank Dellaripa.

APPLICATION NO. 5997-08 Carol Goodman seeking a variance to construct an accessible outdoor lift forward of the building line at 99 Prospect Street, north side, A Residence Zone (§3.7).

Upon motion made by Commissioner Dellaripa seconded by Commissioner DeAngelo and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as presented.

APPROVAL OF MINUTES

Upon motion made by Commissioner DeAngelo and seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that the minutes of January 28, 2008 **BE APPROVED**.

ADJOURNMENT

The meeting was adjourned at 7:25 PM.

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WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN BOREA

Commissioner Bockstael, Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

Commissioner Bockstael, Clerk